



## Edmonton Alberta

\$379,000

PRIME LOCATION! New RS zoning ! CORNER LOT! Solid 4 bedroom bungalow with a Separate Entrance to in law suite. Freshened up with renovations; this is move in ready or a great investment property - ONE block from Millcreek Ravine, Ritchie, Whyte Ave, LRT, close proximity to U of A. 2024 upgrades include: Brand new high efficiency boiler with warranty. New hot water tank installed. Upgraded to 100 amp service. Spacious backyard, perfect for gardening enthusiasts or outdoor entertainment. King Edward Park is one of Edmonton's most sought after neighbourhoods; Mature tree lined streets and character homes on every corner. This is one of the few remaining opportunities to construct a brand new residence in this unique community. With in-fills flooding the neighbourhood, there is no rush to demolish as the bones are good and your investment will only continue to rise in value. Extremely easy to rent. Come see this great property in a beautiful neighbourhood today ! (id:6769)

Family room 3.49 m X 3.44 m

Bedroom 3 3.45 m X 3.03 m

Bedroom 4 3.45 m X 3.03 m

Living room 5.55 m X 3.72 m

Dining room 2.65 m X 2.37 m

Kitchen 3.13 m X 2.53 m

Primary Bedroom 3.71 m X 3.71 m

Bedroom 2 3.58 m X 2.95 m

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

**RE/MAX ELITE**

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